



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5704, **Version:** 1

Subject:

Norman Leigh Sherman, Jr., and Karen Denise Turowski request a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from AGRIC to RES 1:2.5 on 3.4 acres, and AGRIC to RES 1 on 1 acre. (22SS00014) (Tax Accounts 2002089 & 2002090) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a Small Scale Comprehensive Plan Amendment (22S.18), to change the Future Land Use designation from AGRIC (Agriculture) to RES 1:2.5 (Residential 1:2.5) on 3.4 acres; and AGRIC to RES 1 (Residential 1) on 1 acre.

Summary Explanation and Background:

Tax Account 2002089 (3.4 acres AGRIC to RES 1:2.5)

The Residential 1:2.5 land use designation, which establishes the lowest density of all the residential future land use designations, permits a maximum density of up to one (1) unit per 2.5 acres, except as otherwise may be provided for within the Future Land Use element. However, the subject parcel's existing RRMH-1 zoning cannot be considered consistent with the RES 1:2.5 FLU designation. The subject parcel's RRMH-1 zoning classification is not consistent with the AGRIC Future Land Use designation. A companion application 23Z00016, if approved, would amend the zoning classification from RRMH-1 (Rural Residential Mobile Home 1) to AU (Agricultural Residential).

Tax Account 2002090 (1-acre AGRIC to RES 1)

The Residential 1 land use designation establishes low density residential development with a maximum density of up to one (1) unit per 1 acre, except as otherwise may be provided for within the Future Land Use element. The subject parcel's existing RRMH-1 zoning can be considered consistent with the RES 1 FLU designation; however, it is not consistent with the AGRIC Future Land Use designation. This request is to establish consistency between the zoning and Future Land Use designations.

The surrounding FLU designation in the area is predominately AGRIC. The AGRIC FLU designation is intended to protect agricultural lands, and provide for the continuing viability of the agricultural industry in the County's economy. However, the area is characterized by mixture of undeveloped land and residential homes with 2.5 acres being the average lot sizes. Zoning classifications in the area includes GU, AU, RR-1, RRMH-1 and RRMH-5.

The Board may wish to consider if the request is consistent and compatible with the surrounding area recognizing existing development trends.

On April 17, 2023, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once filed with the State, please return two copies of the Ordinance to Planning and Development.